

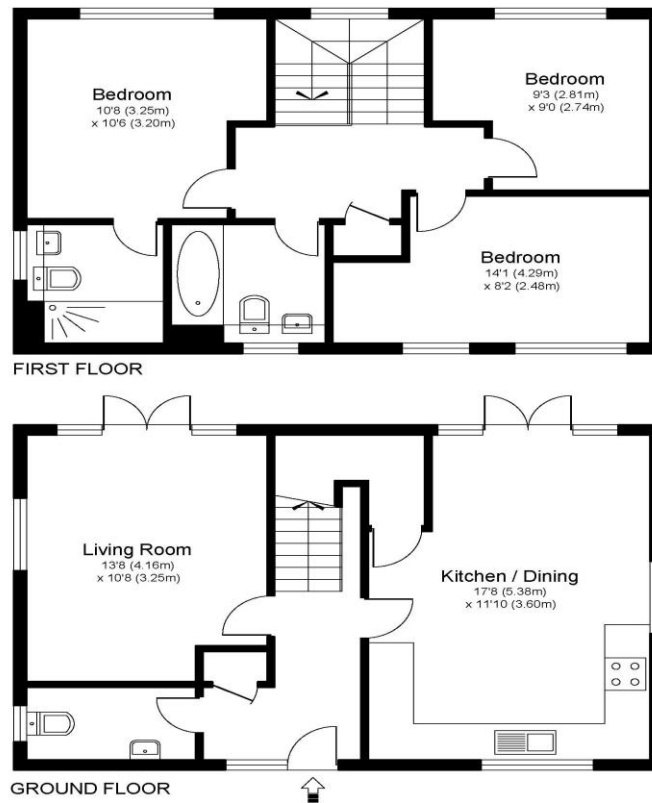


51 Primrose Road Hersham Surrey KT12 5JD

£675,000



PRIMROSE ROAD, HERSHAM, SURREY, KT12



Approximate Gross Internal Floor Area: 93 m sq / 1000 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

This brand new, three-bedroom detached home in a quiet cul-de-sac in Hersham Village is available with no onward chain! It's truly special to find an individually built detached home like this, and it's been beautifully designed and finished, offering a modern family space that's ready for you to enjoy from day one. Upstairs, you'll discover three bedrooms, with the main bedroom featuring a private en-suite shower room. There's also a family bathroom on this level, complemented by a ground floor cloakroom. For extra storage, the loft offers plenty of room and is easily accessed via a pull-down ladder. The ground floor hosts a comfortable snug living space and a kitchen/diner. Both areas conveniently open directly onto the garden, perfect for indoor-outdoor living. Externally, a generous off-street parking area to the side of the house provides ample space, with potential for additional sheds or outbuildings (subject to necessary permissions). The rear garden is thoughtfully landscaped and enjoys an east-facing aspect. As a new build, you'll benefit from the added reassurance of a 10-year building warranty. This excellent home boasts a fantastic location within Hersham Village, renowned for popular local schools such as Burhill Primary. The village centre offers a great selection of amenities including Waitrose, Lidl, and Costa Coffee. Commuting is easy, with both Walton-on-Thames and Hersham train stations less than a mile away, providing direct mainline access to London Waterloo. It also has an impressive EPC Rating B.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.